



**BOARD OF ADJUSTMENT
CITY OF SCOTTSDALE
3939 NORTH DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
JULY 2, 2008**

STUDY SESSION MINUTES

PRESENT: Patrick Davis, Chair (arrived 5:52 p.m.)
Monica Lindstrom, Vice-Chair
Jennifer Goralski, Board Member
Geoffrey Kercksmar, Board Member
Terry Kuhstoss, Board Member
Howard Myers, Board Member

ABSENT: Carol Perica, Board Member

STAFF: Bryan Cluff
Tim Curtis
Sherry Scott

CALL TO ORDER

Vice-Chair Lindstrom called the study session of the Board of Adjustment to order at 5:42 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

DISCUSSION OF ITEMS

1. Administrative Items

- Status report on proposed text amendments to the Zoning Ordinance

Mr. Curtis noted that included in the packets was the standard spreadsheet of pending text amendments.

In response to a question by Board Member Goralski, Mr. Curtis explained that the Huffaker text amendment was a result of a request to amend the zoning ordinance to provide administrative relief for minor adjustments to development standards.

- Status report for next hearing

Mr. Curtis mentioned that due to a scheduling conflict the August Board of Adjustments hearing will be held at the Granite Reef Senior Center. One upcoming vacancy has been filled; the new member, Richard Hallowell, will begin his term in September. Research will be conducted regarding whether or not an outgoing member will be permitted to retain her seat until the second vacancy is filled.

2. Discussion of Items on the Regular Agenda

2-BA-2008

Allen Garage Addition

Mr. Curtis noted that staff anticipated that the Applicant would be requesting a continuance in hopes of obtaining a full board on the next hearing date. He suggested that even if the continuance is granted, the Board allow public comment on the item.

In response to a question by Board Member Myers, Mr. Cluff explained that the application was for a third car garage addition that had already been completed. Other properties in the area have three-car garages; however they are located within the setbacks. The property was annexed from the County in 1967 and setbacks were established under R1-7 PCD zoning in 1971.

Mr. Cluff pointed out on the aerial map the locations of the two neighbors that sent in comments.

In response to a question by Chair Davis, Mr. Cluff clarified that the home was originally constructed under the current zoning and the addition was constructed without a permit.

ADJOURNMENT

With no further business to discuss, the study session of the Board of Adjustment adjourned at 5:56 p.m.

Respectfully submitted,
AV-Tronics, Inc.